



Historic Preservation Commission

2020 Annual Report

Lincoln's Historic Preservation Commission (HPC) was established in 1980 to promote and protect the historic resources of our community. Making an annual report of past actions and future goals is among the "Powers and Duties" of the Commission.

The Commission ordinarily meets monthly, in accord with Section 27.57 of the Lincoln Municipal Code. Four of the seven appointed, volunteer citizen members constitute a quorum of the Commission. Commission membership is to include two architects, an American historian, a landscape architect (if available), a real estate professional, and two citizens at large. By having over half the members recognized as preservation professionals, the Commission also fulfills a key requirement for the City of Lincoln to be a Certified Local Government in cooperation with History Nebraska (the Nebraska State Historical Society) and the U. S. Department of the Interior. Membership had one change in 2020, as architect Liz Bavitz completed her term in April. Other members are architects Greg Newport and Nancy Hove-Graul, historian Jim McKee, historic preservation consultant Melissa Dirr Gengler, real estate professional Greg McCown, and citizen-at-large Jim Johnson. Greg McCown serves as chair and Jim McKee as vice-chair.

The Planning Department provides staff to HPC including planner Stacey Groshong Hageman and administrative assistant Rhonda Haas. The Commission met for nine regular monthly meetings in 2020.

The Commission reviews applications for landmark designations and special permits for historic preservation, making recommendations to the Planning Commission and City Council. As the preservation board of a Certified Local Government, the Commission also is the first group to review and make recommendations on National Register nominations of Lincoln properties. The Commission reviews proposed changes to designated landmarks or properties in landmark districts, such as Haymarket. The on-going outreach and educational efforts of the Planning Department in the area of historic preservation also fulfill a prescribed "Power and Duty" of the HPC.

Certification Reviews

The Commission considered twenty-four items on its monthly agendas in 2020. As usual, a majority of the items involved properties in the Haymarket District (especially signs), a “routine” but significant task in maintaining the overall character of that successful historic commercial district. Individual landmarks were also reviewed for items ranging from signs to complete renovations.

The Mill, located at 800 P Street, was reviewed for a project to replace the storefront windows with a more energy efficient product. The proposal was to use insulated glass to help save on energy costs.

Trabert Hall, located at 2202 South 11th Street, is a Local Landmark and was reviewed for a Certificate of Appropriateness. The project (pictured to the right) would modify the exterior of the building to allow for medical/clinic space, in addition to the previously approved office and residential uses.

Several additional projects were reviewed for work on residential Landmark properties including:

- Work at Phillips Castle, 1845 D Street in the Mount Emerald district;
- Garages at 338 S 38th Street in the East Lincoln/Elm Park district and 1230 N. 37th Street in the East Campus district;
- Awnings at 1308 N 38th in the East Campus);
- Renovation at 3637 Holdrege, now the Luckey-Pelikan House;
- Roof replacement for Yates House at 720 South 16th Street
- Window replacements at Theta Xi, 1535 R Street, the Creamery Building, 701 P Street, and Old Fed, 129 N. 10th Street.



The Historic Preservation Commission did not review any demolition requests in 2020.

Advisory Reviews

The Historic Preservation Commission serves the city as a design and preservation advisor on certain applications to the City, when the property is in proximity to designated landmarks or within National Register districts, even when preservation certificates are not required under the zoning code. This year the Commission's advisory reviews included several redevelopment projects, where City funding was being requested to rehabilitate buildings listed individually on the National Register. These included the Gold's Building at 11th & O, the Terminal Building at 9th & O, and the Lincoln Liberty Life Building at 11th & O.



Historic Designations



The Commission added to the community's inventory of designated historic properties in 2020, recognizing a house in the East Campus Local Landmark District, assisting to obtain a special permit to allow an additional dwelling unit in the home. The Luckey-Pelikan house (left), located at 3637 Holdrege Street, was built by Henry C. Luckey in 1928-29. This large brick and stucco Tudor Revival residence is the largest built by Luckey in the East Campus residential neighborhood. Long-time residents Dr. Charles C. & Elsie Pelikan owned the house for nearly 30 years.

HPC also provided their support for the Strode Building's National Register designation. The Strode Building was designated as a Local Landmark in 2019 and the rehabilitation of that building is now complete.



Outreach

Through its staff, the Commission has continued vigorous outreach efforts in 2020 including our traditional talks, bus tours, TV programs, bike tours, and other programs for diverse audiences. Stacey Hageman continues to lead a major upgrade of the internet content of the Lincoln preservation program, making more accessible additional information on hundreds of Lincoln's historic resources. Hageman is also leading an Indian Village neighborhood designation that highlights the work of Laura B. Wood ("Nebraska's Only Woman Builder") and others.

Preservation intern Ed Zimmer continues to contribute content on Nebraska architects to the History Nebraska's website "[Place Makers of Nebraska](#)". Zimmer also authored the second of three volumes of *Walking the Near South Neighborhood* for the Near South Neighborhood Association, published in 2020, and has drafted the third volume.

Grant Support

Lincoln's historic preservation program has benefited by a formal partnership with the State Historic Preservation Office in the Nebraska State Historical Society/History Nebraska since the 1980s. Lincoln was designated as one of Nebraska's first "Certified Local Governments" (CLG) in 1984, establishing the program's standing within the federal/state/local historic preservation structure outlined in the National Historic Preservation Act of 1966. As a CLG, Lincoln is eligible to apply for annual support from the Historic Preservation Fund of the U. S. Dept. of the Interior and has received such support annually since the 1980s, typically totalling about \$25,000 annually. These grants require a 60/40 match, which has been met in-kind through Planning Dept. staff time. The funds support broadcast costs of LNKTV, graduate interns (usually UNL Community & Regional Planning students), and staff and board training.

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